

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 2, 2012

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: FAROLL HAMER, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: ANNUAL UPDATE ON THE GREEN BUILDING POLICY

I. OVERVIEW

In April 2009, the City Council adopted the green building policy that set a standard for green building in future development projects. With the adoption of this policy, the City memorialized its expectation for green buildings and provided developers with that information from at an early point in the development process. The policy requires LEED Certified or equivalent for residential developments and LEED Silver or equivalent for non-residential developments. In addition, flexibility is explicitly part of the policy, allowing the Planning Director to waive the requirements of the policy for small or unique cases that may not be able to financially comply with the policy. Monitoring and annual reporting to track how effective the policy is and review the cases that have requested flexibility is also a component of the policy.

II. PROJECT SUMMARY

Since the adoption of the Policy in April 2009, 27 projects have been reviewed (see Attachment #1 for the full list of projects). Of these, 18 committed to complying with the policy and obtaining a third party green building certification. In terms of square footage, this equates to 86% of the floor area that has been approved through the development review process complying with the policy.

In the last year (April 2011 through March 2012), 13 projects were reviewed (see Table #1 below). Several of these projects were fairly large developments and together they represent over 50% of the floor area that has been approved since the policy was adopted. Of the 13 projects, only 2 did not comply with the policy. However, both are still incorporating green features into the design of the buildings and there is still a chance they could obtain certification. Further information about these two projects and justification for flexibility from the policy is provided after the table.

Included in the 13 projects that were reviewed over the last year are 2 amendments to cases that were approved before the policy was adopted (Landmark Gateway and Hoffman Block 8). These developments had previously been approved with no requirement for green building certification. Since the City had established the goals for green building through the policy, staff was able to require the amendments to comply with the policy and commit to green building certification. These two projects account for over 1.2 million sf of floor area that is now complying with the Policy.

Table #1: Development Projects Reviewed Between April 2011 and March 2012

Month	Development	Location	Project Summary	Green Building Requirement	Meets Policy	Status
June 2011	Yates Corner	515 Mount Vernon Avenue	23,706 sf retail and office	LEED Silver	Yes	Final Site Plan pending submission
	Old Town North Harris Teeter	717 N. St. Asaph	52,000 sf grocery store and 175 residential units	LEED Silver for retail and Earthcraft for residential	Yes	Final Site Plan under review
September 2011	Braddock Gateway – Phase 1	1219 First Street	276,000 sf residential (270 units) and 1,500 sf retail	LEED Certified	Yes	Final Site Plan pending submission
	Potomac Yard – Landbays I & J West and L	Multiple Addresses	344 residential units	Will strive to achieve 45 points using LEED Homes rating system	No	Final Site Plan under review
October 2011	Alexandria Sanitation Authority (ASA) Expansion	350 & 400 Hooff's Run Drive	Utility tank, athletic field, and 60,000 sf administration building	LEED Silver for the future administration building	Yes	Final Site Plan under review
December 2011	Safeway	3526 King Street	61,000 sf grocery and 3,000 sf retail	LEED Silver	Yes	Final Site Plan under review
	Mount Vernon Village Center	3809-3839 Mt Vernon Ave	636,601 sf (53,254 sf retail and 478 residential units)	LEED Silver for retail and LEED Certified for residential	Yes	Final Site Plan pending submission
	Episcopal High School – Townsend Hall	1200 N. Quaker Lane	29,628 sf addition	LEED Silver or equivalent	Yes	Final Site Plan under review
January 2012	Landmark Gateway Amendment	520 S. Van Dorn Street	549,890 sf (492 residential units and 15,000 sf retail)	LEED Certified or equivalent green building certification	Yes	Final Site Plan under review

Month	Development	Location	Project Summary	Green Building Requirement	Meets Policy	Status
	Potomac Yard – Landbay L Multifamily	1400 Main Line Blvd	302,979 sf (276 residential units and 3,559 sf retail)	LEED Certified or equivalent green building certification	Yes	Final Site Plan under review
February 2012	Hoffman Block 8	2401 Eisenhower Avenue	697,417 sf (22,175 sf retail and 675,242 sf office)	LEED Silver	Yes	Final Site Plan pending submission
March 2012	Four Mile Run Pump Station	3650 Commonwealth Avenue	6,600 sf pump station building and athletic field	Will try to achieve LEED certification	No	Final Site Plan pending submission
	Potomac Yard Landbay G, Block F	701 Seaton Avenue	118,966 sf residential (112 units)	LEED Certification	Yes	Final Site Plan pending submission
Upcoming Cases	East Reed Townhouse	101-103 East Reed Avenue	5 townhouses			
	Braddock Metro Place	1261 Madison Place	Residential development			
	Eisenhower Avenue Fire Station	5261 Eisenhower Avenue	City fire station			
	The Residences at Cameron Station	100 S. Pickett Street	Residential development			
	Carlyle Plaza Two	760 John Carlyle Street	Residential and office development			

III. FLEXIBILITY REQUESTS

Potomac Yard – Landbays I & J West and L: Although this development was approved after the Policy was adopted, the larger Potomac Yard CDD includes a condition that does not require third party certification for green building. Instead, the townhouses are required to be built to meet LEED for Homes certification and the applicant was strongly encouraged go through the certification process. This is consistent with what was approved for the townhouses in Landbays I & J East. In the approval for this project, staff noted that while this would be acceptable for the townhouse development, staff would be expecting compliance with the policy for the larger multifamily and office buildings. The Landbay L and Landbay G multifamily buildings that were reviewed during this period have committed to obtaining third party certification.

Four Mile Run Pump Station: As a non-residential use, ASA would have been required to obtain LEED Silver or an equivalent certification for the Four Mile Run Pump Station improvements. However, since this is a wastewater pump station and not a typical office or commercial building, the development does not fit neatly within a green building rating system such as LEED. ASA was not sure that they would be able to attain certification even though the project would include a number of green features. They intend to pursue LEED certification and have hired a sustainability consultant to help them achieve their goal. In addition, the improvements to the pump station facility further the City's sustainability goals through improvements to the wastewater treatment process.

III. CONCLUSION

The policy continues to be an effective way to achieve green building in new development. By formalizing the City's expectation, the development community is aware of our requirements and can incorporate the necessary features into the design of the project from the start. In addition, the flexibility provision has been successful in achieving green building components in projects where official certification may not be feasible. Staff does not recommend any changes to the policy at this time and will continue to monitor the effectiveness of the policy on an annual basis.

Staff: Faroll Hamer, Director, Planning and Zoning
 Barbara Ross, Deputy Director, Planning and Zoning
 Katie North, Urban Planner, Planning and Zoning

Attachment #1

Development Approvals Subject to the Green Building Policy (adopted April 2009)

As of April 1, 2012

Month	Development	Location	Project Summary	Green Building Requirement	Meets Policy	Status
June 2009	Lane Development	2200 and 2250 Mill Road	474,000 sf of residential and 585,000 sf of office	LEED Certified for residential portion and LEED Silver for office	Yes	No activity since Council approval
	Institute for Defense Analysis (IDA)	4880 Mark Center Drive	368,400 sf of office	LEED Silver	Yes	No activity since Council approval
September 2009	Restaurant Depot	4600 Eisenhower Avenue	72,000 sf warehouse	Requested flexibility – will achieve LEED Certification instead of LEED Silver	No	Under construction
October 2009	Church of God	630 N. Patrick Street	2,725 sf addition to the existing church	Requested flexibility – will incorporate green building design elements into the project	No	No activity since Council approval
	Polk Elementary School	5000 Polk Avenue	6,875 sf Gymnasium addition to the existing school	Project will seek LEED Silver, but at a minimum will attain LEED Certification	Yes	Under construction
February 2010	Virginia Theological Seminary	3737 Seminary Road	1,660 sf addition to maintenance building and improvements to overall site infrastructure	Requested flexibility – will incorporate green building design elements into the project	No	Project complete
April 2010	Hoffman Blocks 11 & 12	2210 Eisenhower Avenue	1.3 million sf of residential and ground floor retail	Green Globes (LEED equivalent)	Yes	Final Site Plan under review

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May 2010	The King Building at 923	923 King	1,492 sf addition for a two story restaurant and two residential units	Requested flexibility – will incorporate green building design elements into the project	No	Final Site Plan under review
September 2010	The Calvert	3110 Mt. Vernon Avenue	290,340 sf Residential (renovation and new construction)	LEED Certified	Yes	Under construction
October 2010	Charles Barrett Elementary School	1115 Martha Custis Drive	Modular classrooms	Requested flexibility – will achieve 50 points on LEED scale but will not obtain certification	No	Under construction
	Patrick Henry Elementary School	4643 Taney Avenue	Modular classrooms	Requested flexibility – will achieve 50 points on LEED scale but will not obtain certification	No	Under construction
	James K Polk Elementary School	5000 Polk Avenue	Modular classrooms	LEED Silver	Yes	Under construction
February 2011	The Madison	800 North Henry Street	360 Unit Residential building with 9,672 sf or retail	LEED Certified	Yes	Under construction
March 2011	Marino's addition	3100 Jefferson Davis Highway	2,547 sf addition to an existing restaurant	Requested flexibility – will incorporate green building design elements into the project	No	No activity since Council approval
June 2011	Yates Corner	515 Mount Vernon Avenue	23,706 sf retail and office	LEED Silver	Yes	Final Site Plan pending submission

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